Planning Service
16 Lord Street
Wrexham LL11 1LG
Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG
Llinell Gymorth: 01978 298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Application for Removal or Variation of a Condition following Grant of Planning Permission

Town and Country Planning Act 1990; Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Plas Fron

Address Line 1

Lane From Bangor Road To Porthwgan And Plas Fron

Address Line 2

Cross Lanes

Town/city

Wrexham

Postcode

LL13 0TP

Description of site location (must be completed if postcode is not known)

Easting (x)

337866

Northing (y)

346152

Description

Applicant Details

Name/Company

Title

First name

Surname

[redacted]

Company Name

Address

Address line 1

[redacted]

Address line 2

[redacted]

Address line 3

[redacted]

Town/City

[redacted]

Country

Postcode

[redacted]

Are you an agent acting on behalf of the applicant?

- (x) Yes
- ( ) No

Contact Details

Primary number

[redacted]

Secondary number

Email address

[redacted]

Agent Details

Name/Company

Title

mr

First name

charles

Surname

lawson

Company Name

forge property consultants

Address

Address line 1

Lane End, Tedsmore Road,

Address line 2

West Felton

Address line 3

Town/City

West Felton, Oswestry

Country

United Kingdom

Postcode

SY11 4ER

Contact Details

Primary number

01691610317

Secondary number

Email address

Charles.Lawson@forgeproerty.co.uk

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Variation of conditions 2&10 of planning permission P/2015/0180 to amend plans to allow existing access to be used

Reference number

SES P/2015/0181

Date of decision (date must be pre-application submission)

28/06/2017

Please state the condition number(s) to which this application relates

Condition number(s)

2-10

Has the development already started?

- ○ Yes
- ◔ No

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

Our concerns with the proposed access point are that it is going into a flood plain and would cause agricultural and residential disruption over time. The current access point is also used by neighbouring farmer who uses it daily to access his farmyard. Closing this access would make farming practices hard for them.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

We would like to use the existing access point to the development. Drawings/plans of which will be supplied in due course.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ⊘ Yes
- ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ⊘ The agent
- ○ The applicant
- ○ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ○ Yes
- ⊘ No

Ownership Certificates

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- [x] Yes
- [ ] No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

mr

First Name

charles

Surname

lawson

Declaration Date

22/07/2024

- [x] Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- [x] (A) None of the land to which the application relates is, or is part of an agricultural holding
- [ ] (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- [ ] The Applicant
- [x] The Agent

Title

mr

First Name

charles

Surname

lawson

Declaration Date

22/07/2024

☑ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

charles lawson

Date

06/09/2024